

IN THE CLAIMS

1. (Currently Amended) A method for managing loan products on a server, said method comprising the server performing steps of:

receiving by a computer processor of the server a commitment contract, the commitment contract specifying a number of loan products to be fulfilled to satisfy said commitment contract; and

automatically managing by said processor one or more underwriting criteria for said loan products, wherein one of said loan products has a corresponding group of underwriting criteria, and wherein automatically managing comprises automatically evaluating the underwriting criteria and automatically executing actions to fulfill the underwriting criteria.

2. (Original) The method of claim 1, wherein the step of managing one or more underwriting criteria comprises the steps of: receiving said underwriting criteria from one or more financial institutions; storing said underwriting criteria on said server; and providing to a first financial institution a group of underwriting criteria corresponding to one of said loan products.

3. (Currently Amended) The method of claim 1, wherein the step of managing one or more underwriting criteria comprises the steps of: automatically assigning a fulfillment grade to a funded loan; and maintaining in a database a record of funded loans for said loan products.

4. (Original) The method of claim 3, wherein said fulfillment grade is based on a reliability of data obtained during a fulfillment process.

5. (Original) The method of claim 3, wherein said record further includes information indicating how many of said number of loan products still need to be fulfilled to satisfy said commitment contract.

6. (Original) The method of claim 3, wherein said record includes one or more of: dates said funded loans were funded, loan amount of each of the funded of loans, origination date of each of the funded loans, interest rate of each of the funded loans, property location of each of

the funded loans, secondary financing of each of the funded loans, points for each of the funded loans, lender of each of the funded loans, loan processor of each of the funded loans, underwriter of each of the funded loans, and purchaser of each of the funded loans.

7. (Canceled)

8. (Currently Amended) A method for settling one or more loans, the method comprising a computer processor performing the steps of:

providing data for one or more loans to one or more registered financial institutions;
receiving a request from one of said one or more registered financial institutions to review one of said one or more loans;
providing said registered financial institution with a predetermined time in which to reject a sale price of said one loan; and

automatically settling said loan at said sale price when said registered financial institution accepts, and alternatively fails to reject, said sale price of said one loan before said predetermined time expires.

9. (Original) The method of claim 8, further comprising the step of: instructing said registered financial institution to send payment to a settlement financial institution.

10. (Original) The method of claim 8, wherein said sale price is a settled price between financial institutions.

11.-35. (Canceled)

36. (New) The method of claim 1, wherein the step of automatically managing one or more underwriting criteria comprises the steps of:

automatically providing a list of non-automated tasks that need manual action.

37. (New) The method of claim 36, wherein automatically providing the list comprises automatically providing the list to one of a processor and an underwriter.

38. (New) The method of claim 1, wherein the step of automatically managing one or more underwriting criteria comprises the steps of:

receiving said underwriting criteria from one or more financial institutions;
automatically satisfying said underwriting criteria on said server.

39. (New) The method of claim 1, wherein the commitment contract comprises a contract between a secondary market investor and a primary mortgage lender, and wherein the number of loan products comprises at least one quantity of at least one type of unfunded loan product.

40. (New) A method for managing loan products on a server, said method comprising the server performing steps of:

receiving by a computer processor of the server a commitment contract between a secondary market investor and a primary mortgage bank, the commitment contract specifying a quantity of not yet funded loan products to be fulfilled to satisfy said commitment contract; and
automatically managing by said processor one or more underwriting criteria for said loan products, wherein one of said loan products has a corresponding group of underwriting criteria.

41. (New) The method of claim 40, wherein the step of automatically managing one or more underwriting criteria comprises the steps of:

automatically providing a list of non-automated tasks that need manual action.

42. (New) The method of claim 41, wherein automatically providing the list comprises automatically providing the list to one of a processor and an underwriter.

43. (New) The method of claim 40, wherein the step of automatically managing one or more underwriting criteria comprises the steps of:

receiving said underwriting criteria from one or more financial institutions;
automatically satisfying said underwriting criteria on said server.